

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: SEPTEMBER 5, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REVIEW OF CONDITION

ROC-23482 - PUBLIC HEARING - APPLICANT/OWNER: GREAT MALL OF LAS VEGAS, LLC - Request for a Review of Condition of Condition Number 24 of an approved Site Development Plan Review (SDR-10126) WHICH REQUIRED THE APPLICANT TO CONSTRUCT FULL WIDTH IMPROVEMENTS FOR GRAND MONTECITO PARKWAY, TO BE COMPLETED WITHIN 12 MONTHS OF APPROVAL OF THIS SITE BY THE LAS VEGAS CITY COUNCIL, UNLESS AN EXTENSION TO THIS TIMEFRAME IS APPROVED BY THE CITY ENGINEER TO NOW REQUIRE THAT THE APPLICANT SHALL CONSTRUCT FULL WIDTH IMPROVEMENTS FOR GRAND MONTECITO PARKWAY, TO BE COMPLETED WITHIN 21 MONTHS on 49.82 acres at the northeast corner of Grand Montecito Parkway and Deer Springs Way (APNs 125-20-601-003 and 005; 125-21-201-001; 125-20-602-003, 005 through 008; 125-20-603-001 through 004), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation] and Mixed Use Commercial Montecito Town Center Special Land Use Designation, Ward 6 (Ross). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

17

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-10126
6. Protest/support postcards
7. Submitted after final agenda – Protest/support postcards

Motion made by STEVEN D. ROSS to Approve subject to conditions and amending Condition 2 as read for the record:

2. Construct full width street improvements for Grand Montecito Parkway, to be completed within 24 months of approval of this site by the Las Vegas City Council, unless an extension to

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this timeframe is approved by the City Engineer. Construct full width street improvements meeting Town Center Standards, including appropriate transition paving, on Oso Blanca Road concurrent with development of this site. The number of lanes on Oso Blanca Road shall be determined by the approved Traffic Impact Analysis and as approved by the Nevada Department of Transportation. Coordinate with the City Engineer to determine construction requirements for Deer Springs Way and Doe Brook Trail prior to the submittal of any construction drawings or the submittal of a map for this site, whichever may occur first. Such improvements shall be constructed concurrent with development of this site.

The cross section of Deer Springs Way between Doe Brook Trail and Oso Blanca Road shall include a minimum thirty foot buffer along the north property line of the residential properties to the south of the proposed Great Mall. The buffer is to include a 15 foot landscape area, a 10 foot sidewalk and a five foot landscape area (total of 30 feet) between the residential property wall and the curb and gutter along the south side of Deer Springs Road.

Speed humps and additional signing indicating "Not a Through Street" along Doe Brook trail shall be constructed as approved by the City Traffic Engineer. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

JAMES GRINDSTAFF, 9440 West Sahara Avenue, appeared on behalf of the applicant and stated they have worked diligently with staff to mitigate some minor details. They will be meeting with the fire department and within the next 10 days, they will have all the permits. He accepted all conditions but asked for 24 months instead of 21 months for the street improvements.

COUNCILMAN ROSS remarked the mall is a reality and he could support the 24-month request. BART ANDERSON, Public Works Department, clarified that it would require an amendment to Condition 2.

MAYOR GOODMAN declared the Public Hearing closed.